

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  WEINTRAUB ZOLKIN TALERICO & SELTH LLP Derrick Talerico - Bar # 223763 dtalerico@wztslaw.com 11766 Wilshire Blvd., Suite 730 Los Angeles, CA 90025 Telephone: 424-500-8552	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Corporate Debtors	
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  SEATON INVESTMENTS, LLC,	CASE NO.: Lead Case: 2:24-bk-12079-VZ CHAPTER: 11 (Jointly Administered)
Affects: <input checked="" type="checkbox"/> Broadway Avenue Investments, LLC; Case No. 2:24-bk-12081-VZ <input type="checkbox"/> Negev Investments, LLC; Case No. 2:24-bk-12091-VZ <input type="checkbox"/> SLA Investments, LLC; Case No. 2:24-bk-12082-VZ <input type="checkbox"/> Alan Gomperts; Case No. 2:24-bk-12074-VZ <input type="checkbox"/> Daniel Halevy; Case No. 2:24-bk-12075-VZ <input type="checkbox"/> Susan Halevy; Case No. 2:24-bk-12076-VZ  Debtor(s).	<b>NOTICE OF VOLUNTARY DISMISSAL OF A CONTESTED MATTER [FRBP 9014(c) and LBR 9013-1(k)]</b>  DATE: February 25, 2025 TIME: 11:00 am COURTROOM: 1368 PLACE: 255 E. Temple Street Los Angeles, CA 90012

A motion for an order Authorizing Debtor Broadway Avenue Investments, LLC to Enter into Post-Petition Lease was filed on (date) 02/04/2025 and

- No response was filed with the court or served on the movant; or  
 The parties stipulated to dismiss on (date) 02/25/2025 on the record of the court; or  
 The parties filed a stipulation to dismiss on (date) \_\_\_\_\_.

Notice is given that the above-entitled contested matter [docket entry number 420] is dismissed pursuant to FRBP 9014(c).

Date: 03/11/2025

WEINTRAUB ZOLKIN TALERICO & SELTH LLP

Printed name of law firm (if applicable)

Derrick Talerico

Printed name of individual Movant or attorney for Movant

/s/ Derrick Talerico

Signature of individual Movant or attorney for Movant

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
11766 Wilshire Blvd., Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled: **NOTICE OF VOLUNTARY DISMISSAL OF A CONTESTED MATTER** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 03/11/2025, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See attached NEF service list

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) 03/11/2025, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

See attached US Mail service list

Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 03/11/2025, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

The Honorable Vincent P. Zurzolo      (via Priority Mail)  
United States Bankruptcy Judge  
255 E. Temple St., Suite 1360  
Los Angeles, CA 90012

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

03/11/2025  
Date

Martha E. Araki  
Printed Name

/s/ Martha E. Araki  
Signature

Seaton Investments, LLC – Jointly Administered

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Attorneys for Corporate Debtors Seaton Investment, LLC, Colyton Investments, LLC, Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC: **Derrick Talerico:** dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com; admin@wztslaw.com
- Attorneys for Individual Debtors Alan Gomperts, Daniel Haley, Susan Haley: **Zev Shechtman, Carol Chow, Turner Falk, Ryan Coy:** zev.shechtman@saul.com; zshechtman@ecf.inforuptcy.com; carol.chow@saul.com; easter.santamaria@saul.com; turner.falk@saul.com; ryan.coy@saul.com
- Attorneys for Creditor First Foundation Bank: **Scott R Albrecht:** scott.albrecht@sgsattorneys.com; jackie.nguyen@sgsattorneys.com
- Attorneys for Creditor Korth Direct Mortgage, Inc.: **Tanya Behnam, Garrick Vanderfin:** tbehnam@polsinelli.com, tanyabehnam@gmail.com; ccripe@polsinelli.com; ladocketing@polsinelli.com; gvanderfin@polsinelli.com, jjava@polsinelli.com; zyoung@polsinelli.com; mschuster@polsinelli.com;
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Jacquelyn H Choi:** jacquelyn.choi@rimonlaw.com; docketingsupport@rimonlaw.com
- Attorneys for Creditor United States of America on behalf of the Internal Revenue Service: **Robert F Conte:** robert.conte@usdoj.gov; caseview.ecf@usdoj.gov; usacac.tax@usdoj.gov
- Courtesy NEF/Interested Party: **Christopher Cramer:** secured@becket-lee.com
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Christopher Crowell:** ccowell@hrhllaw.com
- Attorneys for Creditors Archway Real Estate Income Fund I SPE I, LLC, Archway Broadway Loan SPE, LLC, fka Archway Real Estate Income Fund I REIT, LLC, Archway Real Estate Income Fund, and Plaintiff Archway Broadway Loan SPE, LLC: **Michael G. Fletcher, Bruce D. Poltrack, Paige Selina Poupart, Gerrick Warrington:** mfletcher@frandzel.com; ppoupart@frandzel.com; gwarrington@frandzel.com; bpoltrock@frandzel.com; sking@frandzel.com; achase@frandzel.com
- Attorneys for Creditor Wells Fargo National Bank West: **Todd S Garan:** ch11ecf@aldrigepte.com; TSG@ecf.inforuptcy.com; tgaran@aldrigepte.com
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Richard Girgado:** rgirgado@counsel.lacounty.gov
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jacqueline L James:** jjames@hrhllaw.com
- Courtesy NEF/Interested Party Avi Muhtar: **Avi Edward Muhtar:** amuhtar@eaccidents.com
- Attorneys for Creditor UrbanLime Real Estate: **Lovee D Sarenas:** lovee.sarenas@dinsmore.com; wendy.yones@dinsmore.com
- Attorneys for Creditor AIRE Ancient Baths Los Angeles, LLC: **David B Shemano:** dshemano@shemanolaw.com
- Attorneys for Creditor Wells Fargo Bank, N.A.: **Jennifer C Wong:** bknotice@mccartyholthus.com; jwong@ecf.courtdrive.com
- US Trustee's Office: ustpregion16.la.ecf@usdoj.gov; **Kelly L. Morrison:** Kelly.l.morrison@usdoj.gov

**US Mail Service List**

**In re Broadway Avenue Investments LLC;**  
**Case No. 2:24-bk-12081-VZ**  
**Case No. 2:24-bk-12079-VZ (Lead Case)**

**Debtor**

Broadway Avenue Investments LLC  
 Attn Alan D Gomperts Manager  
 264 S Oakhurst Dr  
 Beverly Hills, CA 90212

**US Trustee**

Office of the United States Trustee  
 Attn Kelly L Morrison Attorney  
 915 Wilshire Blvd Ste 1850  
 Los Angeles, CA 90017

**Secured Creditors:**

Archway Real Estate Income Fund I REIT, LLC  
 Attn Bobby Khorshidi, Manager of AOL GP, LLC  
 Authorized Signer  
 10100 Santa Monica Blvd Ste 500  
 Los Angeles, CA 90067-4121

Los Angeles County Treasurer / Tax  
 Collector  
 Attn Bankruptcy Unit  
 PO Box 54110  
 Los Angeles Ca 90054-0110

**Priority Tax Creditors:**

CA Dept of Tax and Fee Admin  
 Account Info Group MIC29  
 PO Box 942879  
 Sacramento, CA 94279-0029

Employment Development Dept  
 Bankruptcy Group MIC 92E  
 PO Box 826880  
 Sacramento, CA 94280-0001

Franchise Tax Board  
 Bankruptcy Section MS A-340  
 PO Box 2952  
 Sacramento, CA 95812-2952

Internal Revenue Service  
 PO Box 7346  
 Philadelphia, PA 19101-7346

**20 Largest Unsecured Creditors:**

California Refrigeration & Supply  
 Attn Officer  
 1926 Glendon Ave Apt 4  
 Los Angeles, CA 90025-4661

Capital One  
 Attn Officer or Manager  
 PO Box 30285  
 Salt Lake City, UT 84130-0285

Mordechai Miky Acoca  
 1926 Glendon Ave #4  
 Los Angeles, CA 90025-4661

**Other Unsecured Creditors:**

Alta Fire Pro  
 Attn Albert Nikghosian, CEO, CFO  
 PO Box 7007  
 Mission Hills, CA 91346-7007

Commune Events Inc  
 Attn Daniel Halevy CEO/CFO  
 802 Mateo St  
 Los Angeles, CA 90021-1712

Mark Berkowitz CPA  
 5850 Canoga Ave Suite 220  
 Woodland Hills, CA 91367-6505

RG Fire Inc  
 Attn Rafael Goforth Dominguez CEO/CFO  
 8721 Laurel Canyon Blvd  
 Sun Valley, CA 91352-2919

Seaton Investments LLC  
 Attn Alan Gomperts Manager  
 264 S Oakhurst Dr  
 Beverly Hills, CA 90212-3504

Sharon Gomperts  
 264 S Oakhurst Dr  
 Beverly Hills, CA 90212-3504

Sienna Rose Inc  
 Attn Alan Gomperts CFO  
 433 Colton St  
 Los Angeles, CA 90013-2210

Southern California Edison Company  
 Attn Steven D Powell CEO  
 2244 Walnut Grove Ave  
 Rosemead, CA 91770

**Other Parties in Interest/Special  
Notice:**

Archway Broadway Loan SPE LLC  
 Frandzel Robins Bloom & Csato LC  
 c/o Michael Gerard Fletcher  
 1000 Wilshire Blvd 19<sup>th</sup> FL  
 Los Angeles, CA 90017-2457

Joshua Mogin Esq  
 Thompson Coburn LLP  
 10100 Santa Monica Blvd Ste 500  
 Los Angeles, CA 90067-4121

Daniel Halevy  
257 S. Linden Dr  
Los Angeles, CA 90212-3704

Sue Halevy  
257 S Linden Dr  
Beverly Hills, CA 90212-3704

Gomperts & Halevy Family Trust  
Alan Gomperts and Sharon Halevy Tstees  
267 Oakhurst Dr  
Beverly Hills, CA 90212-3504

Halevy Family Trust Dated Sept 6 2010  
Attn Susan Haley Trustee  
257 S Linden Dr  
Beverly Hills, CA 90212-3704

802 Mateo Street LLC  
Attn Daniel Halevy Manager  
802 Mateo St  
Los Angeles, CA 90021-1712

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